

**FLUVANNA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Morris Room
Fluvanna County Administration Building
February 26, 2014
7:00 p.m.**

MEMBERS PRESENT: Barry Bibb, Chairman
Patricia Eager, Vice-Chairman
Donald Gaines
Lewis Johnson
Ed Zimmer

MEMBERS ABSENT: Tony O'Brien, Board of Supervisors Representative

ALSO PRESENT: Frederick Payne, Fluvanna County Attorney
Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Kelly Belanger Harris, Senior Program Support Assistant

CALL TO ORDER

Chairman Bibb called the Planning Commission meeting of February 26, 2014 to order at 7:00 p.m. in the Morris room of the Fluvanna County Administration Building in Palmyra, Virginia. After the meeting was called to order, the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT

Jason Stewart, Planning and Zoning Administrator, gave the monthly report to the Planning Commission.

➤ **Board of Supervisors Actions:**

- **ZMP 12:02 & SUP 13:02 – Hotel Street Capital, LLC**
- **Denied 3-2 ZMP 12:02** - An ordinance to amend the Fluvanna County Zoning Map with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C (former Rivanna Resort) to rezone the subject properties from R-3 (Residential, Planned Community) with proffers to PUD (Planned Unit Development). The subject property is located within the Palmyra Election District on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The proposed amendment would allow a maximum of 952 residential units (a mixture of single-family detached units, townhouses, and multi-family units) and 180,000 square feet of commercial space. According to the 2009 Comprehensive Plan, the property is located within the Palmyra Community Planning Area.
- **Denied 3-0-2 SUP 13:02** - A request for a special use permit to allow for major utilities in conjunction with a Planned Unit Development (PUD) with respect to 222.03 acres of Tax Map 30, Section A, Parcel 110, and 10 acres of Tax Map 19, Section A, Parcel 39C. The property is currently zoned R-3 (Residential, Planned Community) and is located on the western side of State Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). The property is located within the Palmyra Election District. According to the 2009 Comprehensive Plan, the property is within the Palmyra Community Planning Area.

➤ **Board of Zoning Appeals Actions:**

No February Meeting.

➤ **Technical Review Committee:**

February 20, 2014:

- **SDP 14:01 – Fluvanna Self-Storage** – A site development plan request to construct a 3,500 square foot self-storage building addition with respect to 5.233 acres of Tax Map 8, Section A, Parcel 30E. The property is zoned B-1, Business, General and is located on the northern side of Route 618 (Lake Monticello Road) approximately 0.70 miles east of Route 53 (Thomas Jefferson Parkway). The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.
- **SUP 14:01 – Timothy Reese** - A request for a Special Use Permit (SUP) to allow for a landscaping materials supply business with respect to 11.558 acres of Tax Map 4, Section A, Parcel 38. The property is zoned A-1 (Agricultural, General) and is located on the east side of Paynes Mill Road approximately 0.5 miles south of its intersection with Richmond Road (Route 250). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

Karen Guilliams and Barry Thacker, both residents of Fox Hollow subdivision, spoke of their concerns about the County ordinance with regards to the number of operative or inoperative vehicles allowed on residential property, as well as commercial or work vehicles on residential property. Ms. Guilliams urged the Commission to reconsider the ordinance, reducing the number of vehicles allowed and the length of time a homeowner may keep inoperative vehicles on the property.

With no one else wishing to speak, Chairman Bibb closed the first section of public comments.

APPROVAL OF MINUTES

Chairman Bibb noted inaccuracies in the minutes in that Mr. Zimmer was not present at the January Planning Commission meeting. After brief discussion, Mr. Bibb proposed that the January minutes be accepted pending corrections.

MOTION:

Ms. Eager moved that the minutes be accepted with corrections, with Mr. Gaines seconding. The motion carried with a vote of 4-0-1. AYES: Bibb, Eager, Gaines, and Johnson. NAYS: None. ABSTAINED: Zimmer.

PRESENTATIONS:

2013 Development Activity Report – Mr. Jay Lindsey, Planner, presented the 2013 Development Activity Report to the Planning Commission. The activity report shows construction activity in the County along with approvals by the Board of Supervisors, Board of Zoning Appeals, Planning Commission, Planning Department, and Department of Building Inspections. The report also shows land use comparisons and recent land use activities.

Chairman Bibb noted instances of typographical and computational errors. Reiterating that the Commission had voted previously to accept the Development Activity Report as the Annual Report, Chairman Bibb moved to approve the Development Activity Report once the errors are corrected.

PUBLIC HEARINGS:

None

SITE DEVELOPMENT PLANS:

None

SUBDIVISIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Comprehensive Plan—Chairman Bibb made the suggestion that the Commission begin the five-year review of the Comprehensive Plan (CP) by breaking it into chapters as well as soliciting input about specific content areas with those who are actively involved in those areas; for instance, discussing Public Safety with Cheryl Wilkins, Emergency Operations Director, fire and rescue personnel, etc. Chairman Bibb then solicited opinion regarding frequency of public input and comments. Mr. Payne suggested having Public Comment after each of the pieces is discussed followed by a Public Hearing after the entire CP has been reviewed.

In preparation for the March 26, 2014 Planning Commission meeting, Commissioners will review the first three chapters of the Comprehensive Plan.

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments. With no one wishing to speak, Chairman Bibb closed the second section of public comments.

With no one else wishing to speak, Chairman Bibb closed the second section of public comments.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of February 26, 2014 at approximately 7:57 p.m.

Minutes recorded by Kelly Belanger Harris.

Barry A. Bibb, Chairman
Fluvanna County Planning Commission